

**Proposed replacement dwelling and entrance gates at
Markhor, Eaves Hall Lane, West Bradford, Clitheroe BB7 3JG**

For Miss Huskisson and Mr Wilkinson

Proposed External Materials Schedule

PLANNING ISSUE

1.0 Roof Finishes

All the roofs would be finished in new Spanish Blue Sumo Best (20x10") slate which has been used extensively on developments located in Conservation Areas and Area of Outstanding Natural Beauty (AONB) within the Ribble Valley.

Velux recessed rooflights would be installed on the rear roof slope and black framed photovoltaic solar panels would be installed within the south side facing slated roof pitch, as shown in the photograph below.



Pl. 1 Photograph showing an example of a new Spanish Blue slate roof with recessed Velux rooflights and black- framed recessed PV solar panels

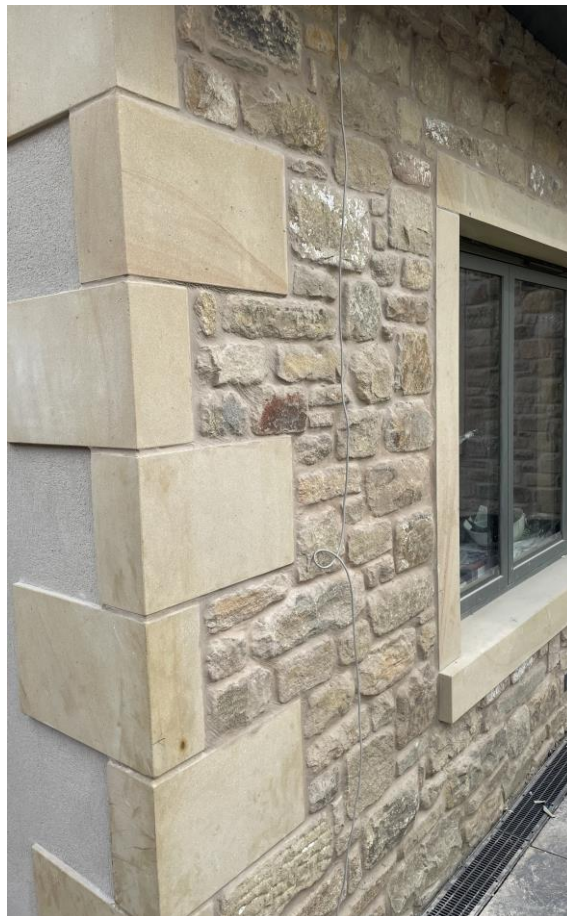
Slated gable type dormer windows would provide natural light and ventilation to first floor rooms, along the lines as shown in the photograph below.



Pl. 2 Example of a dormer roof window

2.0 External Wall Finishes

External walls would be finished using a small palette of carefully chosen materials which would complement each other and are considered appropriate for this site. Natural stone would be the predominant material to be used on principal front façade and for the rear elevation and the chimney, with dressed stone quoins and surrounds. A soft grey coloured K-rend would complement the stonework and this would be applied to finish both gable end walls. The photograph below shows this combination of materials.



Pl. 3 Photograph showing natural stone wall cladding, dressed stone quoins and window surround and grey K-rend



Pl. 4 Photo showing grey coloured K-Rend with scraped texture finish



Pl. 5 Photograph showing an example of the stone-built chimney detail

Dormer window walls would be finished using graphite grey coloured pre-patina zinc cladding, as shown previously in Pl. 2. This colour compliments the choice of roof slate and RAL 7010 colour chosen for window / door frames, fascia and barge boards and for rainwater goods. These colours are complementary of the slate and will help to integrate the dormer windows within the roofscape.



Pl. 6 Photo showing Rheinzink Graphite Grey Zinc sample for cladding the next to the RAL 7010 swatch for window and door frames and rainwater goods.

Zinc cladding would also be used on select parts of the front and rear gable walls in conjunction with stone, to as part of the proposed elevational treatment. This follows the overall contemporary design approach, and photograph Pl. 7 overleaf shows an example of how the zinc cladding will complement and provide a subtle contrast with other materials.

The zinc cladding has a vertical standing seam detail that adds interest and provides the required balance of scale and proportion. The grey-olive colour of this cladding has been selected to blend with the canopies of mature trees which surround this site. The zinc standing seam detail would reflect the verticality of these trees and will help to integrate the proposed building within its setting.

There are many precedent developments within the Ribble Valley where zinc cladding has been successfully used. A couple of examples of this include the past development behind the former Post House Hotel off King Street in Clitheroe Conservation Area; and the erection of the detached two storey building behind the Three Millstones Public House in West Bradford - just down the road from Markhor within the same Area of Outstanding Natural Beauty.

The existing bungalows at Markhor and adjacent properties, Cranbrook and Highfield, are all have predominantly rendered with stone-built sections. The proposed design shows stone and render as the main wall cladding materials, whilst achieving the appropriate balance between these and use of zinc.



Pl. 7 Photograph showing zinc cladding in conjunction with stone and slate

3.0 External Windows and Doors

Aluminium framed windows and doors, rainwater goods and eaves fascia/ soffit boards and gable barge boards will all be finished using RAL 7010 colour polyester powder coating. This colour complements the choice of slate, stone and zinc cladding described above.



Pl. 8 RAL 7010 colour for external powder coated aluminium window & door frames, rainwater goods, exposed eaves fascia and soffit boards, and exposed steel next to the front entrance